



THE
A-TEAM

**RE/MAX
FIRST**

1361 WINDSTONE Road, Airdrie T4B 0N6

MLS®#: **A2187152**

Area: **Windsong**

Listing Date: **01/17/25**

List Price: **\$465,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2010**

Finished Floor Area
Abv Sqft: **1,243**
Low Sqft:
Ttl Sqft: **1,243**

DOM

5
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,226 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Breakfast Bar,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	11`7" x 12`0"
Bedroom	Upper	10`7" x 9`0"
3pc Ensuite bath	Upper	4`8" x 8`8"
Dining Room	Main	7`2" x 9`8"
Living Room	Main	12`0" x 15`8"

Room	Level	Dimensions
Bedroom	Upper	11`7" x 12`5"
4pc Bathroom	Upper	6`7" x 7`9"
2pc Bathroom	Main	5`10" x 4`5"
Kitchen	Main	9`1" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

0913779

Remarks

Pub Rmks:

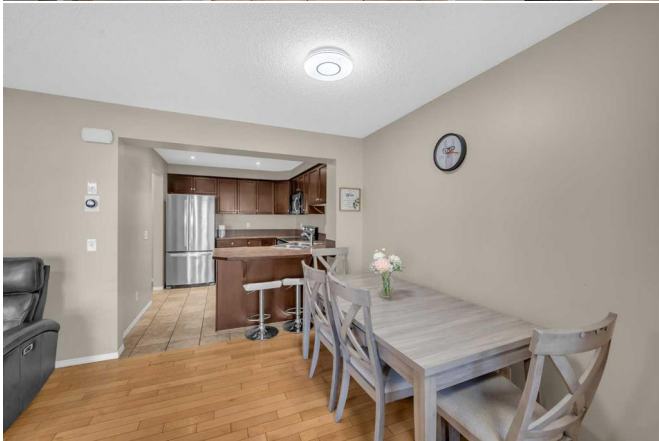
AFFORDABLE FAMILY LIVING WITH NO CONDO FEES! An Excellent opportunity to get into a quiet family area of Airdrie, at this price it is a great deal for you. Well maintained two storey with 3 bedrooms, 2 1/2 baths, all in a layout making family living easy. Solid hardwood and ceramic tile floors throughout the main level compliment the contrasting cabinetry. Large bright window highlights the living room for an airy feel. Adjoining dining area will fit any size dining table. Rich coffee toned cabinetry with large peninsula eats on the island comes with stainless steel appliances, recessed lighting and a pantry. Additionally Central Air Conditioner was installed on 2023, 2. Hot water tank installed on 2022. Convenient 2 piece bath with pedestal sink, off the mud room. Off the back of the home is a 20'6" x 19'2" double attached garage leading out to the wide paved back lane. Neutral carpeting on the stairs takes you up to the upper-level south-facing 19 x 14 deck, protected in easy care and low maintenance aluminum railings. Great outdoor living room space and super-ideal for those who like sun! Master Bedroom complete with walk-in closet and full 4 piece ensuite. Two more good-sized bedrooms are serviced by a full 4-piece bath - all baths with ceramic tile floors. Full basement with roughed-in plumbing also has a laundry area. This home is in great condition. Close by Coopers Amenities such as Gas station, day care, restaurants, family clinic, schools, parks, play ground and much more.

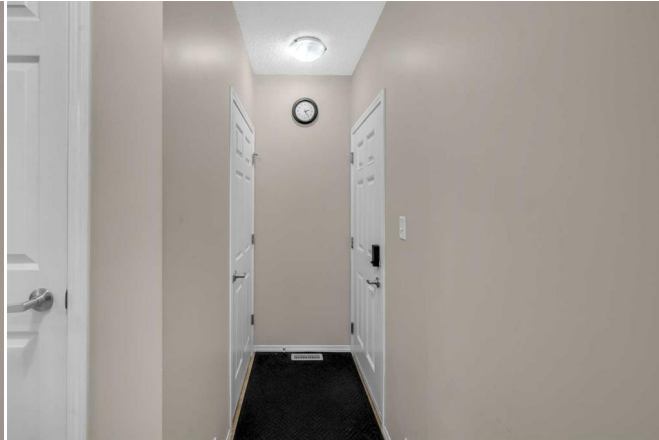
Inclusions:
Property Listed By:

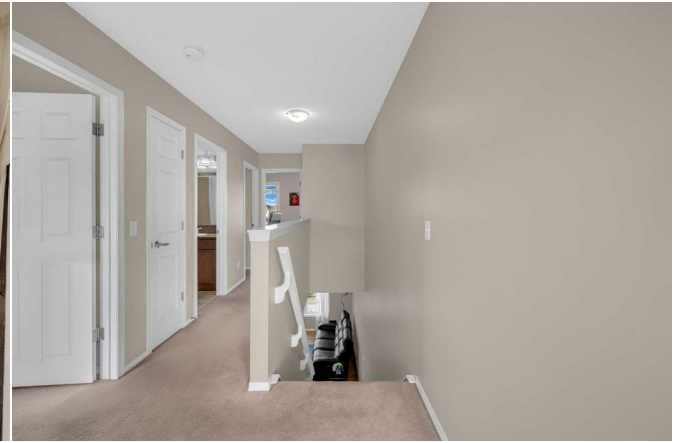
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SkaiRise Realty

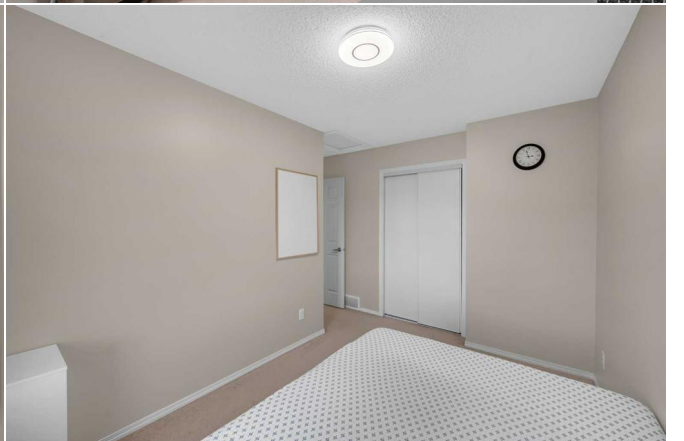
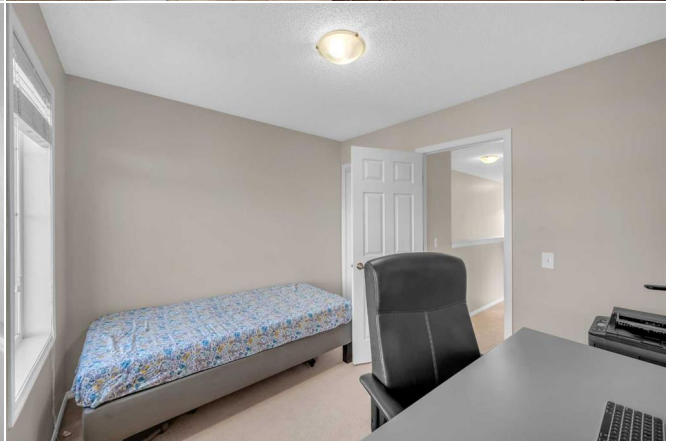
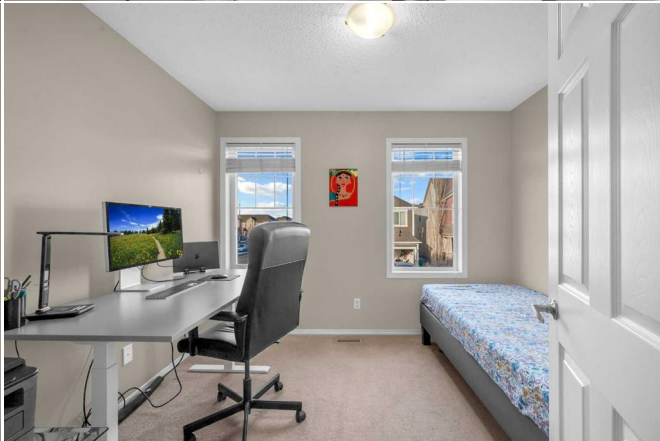
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

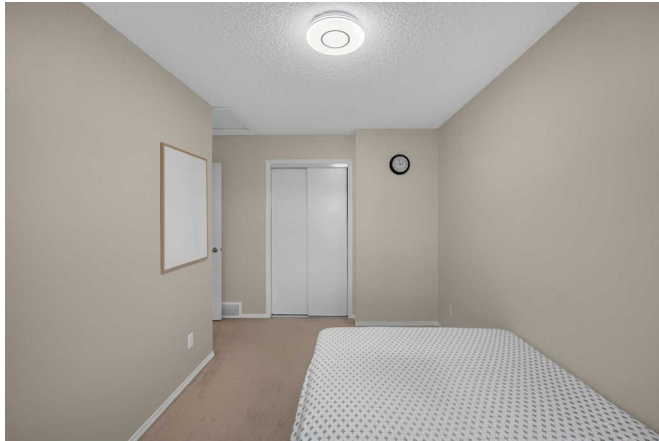












1361 Windstone Rd SW, Airdrie, AB

Main Floor Exterior Area 554.45 sq ft
Interior Area 921.28 sq ft
Excluded Area 432.22 sq ft



PREPARED: 2025/01/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1361 Windstone Rd SW, Airdrie, AB

Upper Floor Exterior Area 698.92 sq ft
Interior Area 1225.05 sq ft
Excluded Area 3.21 sq ft



PREPARED: 2025/01/16



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